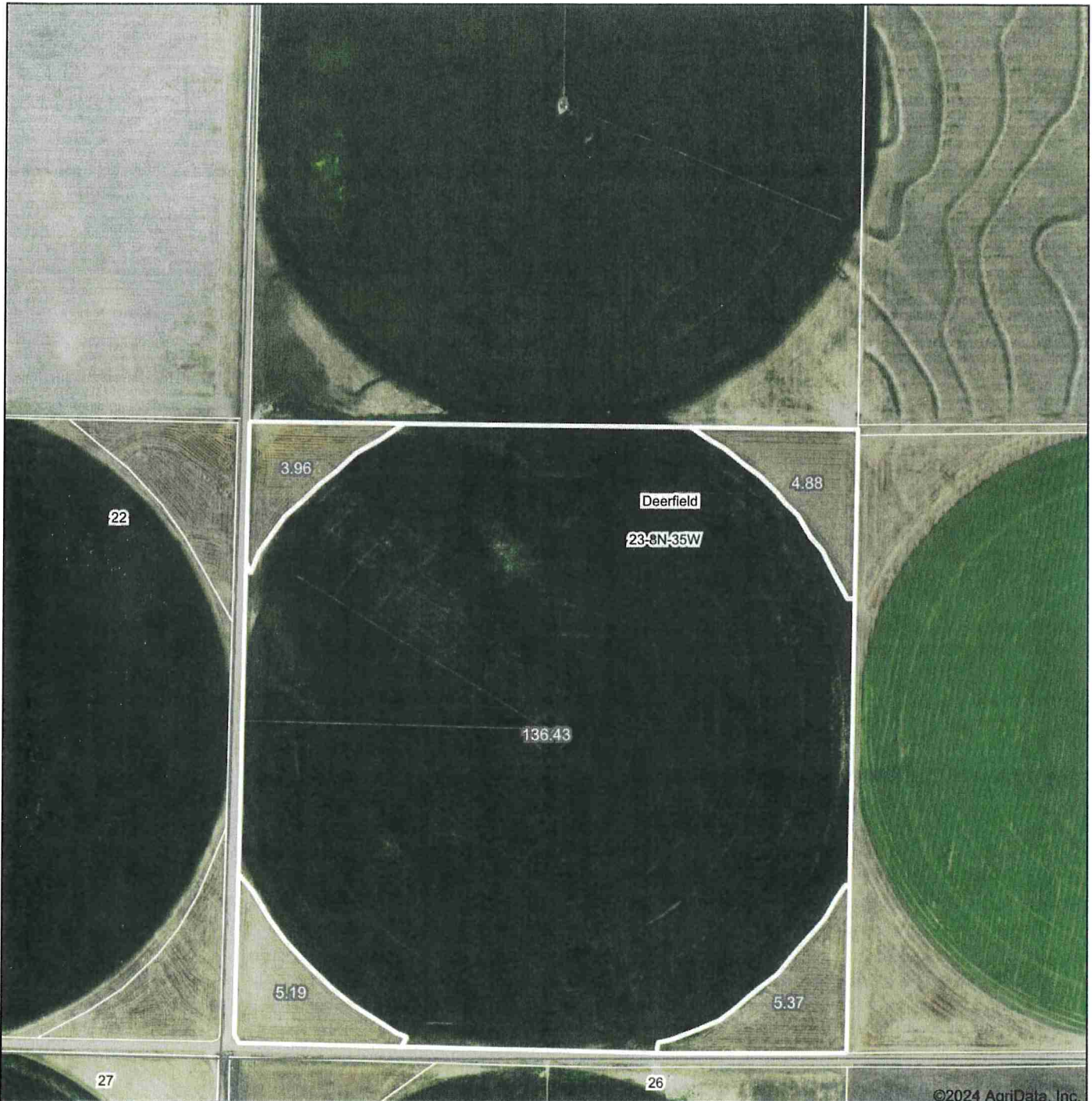


Seller: Schardt Family Trust (Debra L Schardt)
Call: John, Colson Agency, Imperial, Ne. 308-882-4909

STARTING PRICE:	\$900,000.00																																				
LEGAL DESCRIPTION:	SW ¼ Section 23 -T8N-R35W, Northwest Hayes County, Nebraska																																				
LAND USE:	Irrigated Pivot Ground																																				
SOIL TYPE:	91.79 Ac McCash Very Fine Sandy Laom, 43.32 Ac Sarben Loamy Very Fine Sandy Loam 20.72 Ac Jayem Loamy Very Fine Sand																																				
FSA INFORMATION:	Total Farmland Acres: 155.90 Total Cropland Acres: 155.90 Base Acres: 115.42 Corn: 97.72 Soybeans: 15.66 Wheat: 2.04																																				
NRD INFORMATION:	<table border="1"> <thead> <tr> <th><u>Well Reg #</u></th> <th><u>Well Date</u></th> <th><u>GPM</u></th> <th><u>Static</u></th> <th><u>Pump</u></th> <th><u>Well Depth</u></th> </tr> </thead> <tbody> <tr> <td>G-050499</td> <td>1976</td> <td>1200</td> <td>167'</td> <td>212'</td> <td>460'</td> </tr> <tr> <td colspan="2">2018 Well Test:</td> <td>800</td> <td>192'</td> <td>224'</td> <td>76.8% Bowl Efficiency</td> </tr> <tr> <td colspan="6">Allocated Acres: 135.3</td> </tr> <tr> <td colspan="6">2023 – 2027 Allocated Inches: 72"</td> </tr> <tr> <td colspan="6">2023 Usage: 11.2"</td> </tr> </tbody> </table>	<u>Well Reg #</u>	<u>Well Date</u>	<u>GPM</u>	<u>Static</u>	<u>Pump</u>	<u>Well Depth</u>	G-050499	1976	1200	167'	212'	460'	2018 Well Test:		800	192'	224'	76.8% Bowl Efficiency	Allocated Acres: 135.3						2023 – 2027 Allocated Inches: 72"						2023 Usage: 11.2"					
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ADDITIONAL INFORMATION:	Livestock/Submersible well on South side along the County Road. Can review 2018 Sargent Irrigation well test upon request.																																				
REAL ESTATE TAXES:	2023 Taxes: \$3,869.02																																				

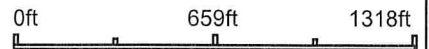
The preceding information has been furnished to Colson Agency by independent sources (e.g. owner, FSA, County Assessor.... etc). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the data, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

Aerial Map



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Boundary Center: 40° 38' 35.82, -101° 15' 53



23-8N-35W
Hayes County
Nebraska

10/14/2024

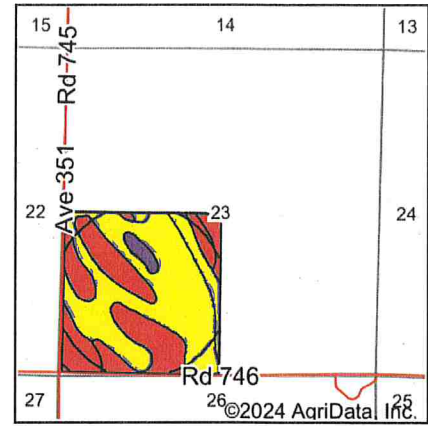
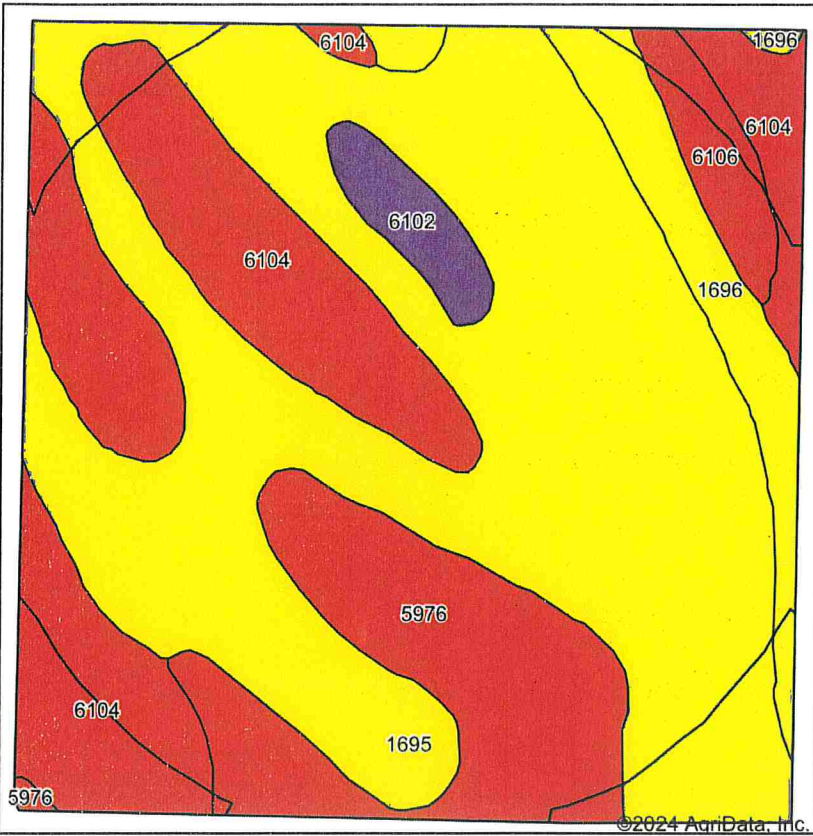
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Nebraska**
 County: **Hayes**
 Location: **23-8N-35W**
 Township: **Deerfield**
 Acres: **155.83**
 Date: **10/14/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: NE085, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
1695	McCash very fine sandy loam, 0 to 1 percent slopes	82.49	52.9%		IIc	Ile	66	3	5	49	127	44	127	39	39
6104	Sarben loamy very fine sand, 3 to 6 percent slopes	35.71	22.9%		IVe	IVe	49	1	4	20	99	30	79	25	37
5976	Jayem loamy very fine sand, 0 to 3 percent slopes	20.72	13.3%		IIIe	IIIe	50	1	5	25	120	35	90	25	40
1696	McCash very fine sandy loam, 1 to 3 percent slopes	9.30	6.0%		Ile	Ile	64	2	5	30	115	38	110	38	57
6106	Sarben loamy very fine sand, 6 to 9 percent slopes	4.04	2.6%		IVe	IVe	47	1	4	20	99	30	79	25	36

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
6102	Sarben loamy very fine sand, 0 to 3 percent slopes	3.57	2.3%		IIIe	IIIe	51	2	4	23	105	32	85	25	43
Weighted Average					2.67	2.67	59	2.1	4.7	36.7	117.7	38.6	107.9	33.2	*n 39.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

